



Planning & Zoning Commission
Tuesday, July 13, 2021 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for July 13, 2021 at 6:30 p.m.

2. Roll Call

Present - Chairman Green, Ron Danne, Jesse Coppel, , Jon Merriman, Ben Lee
Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Jim Hill

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes: June 8, 2021; June 10, 2021; June 22, 2021

ACTION: Ryan Green moved to Approve the minutes as written; Ben Lee seconded and all were in favor

AYES: Ryan Green, Ron Danne, Jesse Coppel, Ben Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 – 0

6. Adoption of Decision and Order on Nonconforming Use 120/140 Track Street

ACTION: Ryan Green moved to adopt the written decision; Ron Danne seconded and the vote was as follows:

AYES: Ryan Green, Ron Danne, Jesse Coppel, Jon Merriman

NOES: Benjamin Lee

ABSTAIN: None

Passed 4 - 1

7. Work Session: Zoning Code Ordinance

a. Articles 28, 30 and 31

Commissioners continued review of Article 28 sections in Planned Unit Development (PUD) and the previous edits made. Discussion and edits made by Village Planner Bailey Klimchak.

Jesse Coppel asked for confirmation on PUD expiration date from Law Director.

Chairman Green opened to Public Comments on PUD.

1. Jim Hill - long time community resident

- Primary purpose is that he wants with the new ordinance, not to happen what is happening next to his property on Concord Court. Has "carnival lights" at night, has damaged the value of his property and the property next to it as well as the neighborhood.
- Would like to see code tightened up, thinks the village needs a code enforcer, someone separate from zoning
- Was not certain he had the most current PUD version, changes were reviewed for him
- Setbacks when dealing with accessory uses and structures really need to be tightened up and also need definitions to where there is no question as to what is what

Further discussion on PUD, discussion on on public notification, Mr. Hill did not think the certified letter for properties within two hundred feet was sufficient; Commission agreement, 28.12 edited to add a requirement for signage, Bailey noted 32 square foot / 4x8 signage; discussion on which applications would require signage versus certified letter; further discussion on signage/size next meeting.

Commissioners began review of Article 30: General Development Standards. Discussion on Architectural Features, front, side, rear yards and calculation of lot coverage, accessory structures, sheds, pools, swing sets etc. and definitions. Ms. Klimchak made edits made as reviewed; removal of Curb Cuts section as it is Village Manager discretion. Commission to come back with definition of swimming pools, come back with definition of lot coverage.

Chairman Green opened back up to public comments.

1. Jim Hill

- A pool that is not taken down when the season is over is a permanent pool
- Said 31.02 said no accessory structures may be place in the front yard; (neighbor?) has a soccer net anchored on the property line in the front yard - how

is that defined

- Don't include front yard in lot coverage calculation
- Anything erected or placed should be counted in lot coverage
- Accessory Use should have its own section

Ms. Klimchak requested saving review of Chapter 31 for next meeting.

8. Zoning Inspector

a. Zoning Report June 2021

Jim Blair reviewed notable items; new home permits down a bit, unsure what to expect the rest of the year. Ms. Klimchak provided an update on the development proposed for property at the end of Buena Vista; preliminary plan was approved but developer decided it was not financially feasible.

Mr. Blair said the Village signed a letter giving permission for the Shell station to be de-branded, also updated on two new businesses; Barber Shop downtown and Internet Sales Company in the Coughlin building. Pulte sign was permitted for another year; Johnstown Square Shopping Center sign will be updated; K-Ceps Auto Repair sign will be replaced with monument style.

Discussion on trash cans left at the road; Commission in favor of Ordinance in two weeks requiring people to retrieve their cans within twenty-four hours.

9. Other Business

1. No Zoning applications received for next meeting; will be a work session.

10. Adjourn

ACTION:	Benjamin Lee moved to Adjourn; Ryan Green seconded and all were in favor.
AYES:	Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 – 0 Meeting adjourned at 8:53 pm